



**Maynard Planning Board
Town Hall
195 Main Street
Maynard, MA 01754**

The Planning Board will be holding public workshop on the proposed Zoning Changes at Clock Tower Place on Thursday, September 29, 2011 at 7:00 p.m. at Clock Tower Place Café, 8 Clock Tower Place, Maynard, MA.

The following is a copy of the text:

ARTICLE ____ . TO SEE IF THE TOWN WILL VOTE TO AMEND THE ZONING BY-LAW, WITH REGARD TO THE HEALTH CARE INDUSTRIAL DISTRICT (HCID), BY MAKING THE FOLLOWING CHANGES:

Item 1. In Table A, the Table of Use Regulations, make the following changes in the column for the “HC/I” District:

1. Residential Use

- * Multifamily dwelling: Change “N” to “Y”
- * Garden Apartment: Change “N” to “Y”

2. Governmental, Institutional and Public Service Uses

- * No changes

3. Agricultural and Outdoor Uses

- * No changes

4. Business Uses

- * Private club: Change “N” to “Y”
- * Retail business: Change “N” to “Y”
 - *General or personal service establishment: Change “BA” to “Y”
- * Hotels, motels: Add the term “Extended stay facility”: Change “N” to “Y”
- * Restaurants or other food service uses not including fast food restaurants: Change “N” to “Y”
- * Fuel distribution facility: Change “N” to “PB”
- * Printing shop: Change “N” to “Y”

5. Industrial Uses

- * No changes

6. Accessory and Other Uses

- * Trade shop: Change “N” to “Y”

Item 2. Add the following new entries to Table A, the Table of Use Regulations:

1. Residential Use	S-1	S-2	GR	B	CB	HC/I	I	GA	O
Live/work dwelling unit	N	N	N	Y	Y	Y	N	N	N
3. Agricultural and Outdoor Uses									
Garden center	N	N	N	Y	Y	Y	N	N	N
4. Business Uses									
Supermarket	N	N	N	Y	Y	Y	Y	N	N
Fitness club	N	N	N	Y	Y	Y	Y	N	N
Brewery with ancillary food service	N	N	N	N	N	Y	N	N	N

Item 3. Add the following new Section 4.3.2:

4.3.2 Existing Buildings and Structures in the Health Care Industrial District. The standards set forth in Table B, Dimensional Requirements, shall apply only to new construction in the Health Care Industrial District. Existing buildings and structures shall be considered conforming for the purposes of this By-Law, and shall not be subject to the provisions of Section 5.0, herein.

Item 4. Add the following new Section 9.6, entitled “Health Care Industrial District:”

9.6 HEALTH CARE INDUSTRIAL DISTRICT

.1 Purpose. The Health Care Industrial District(HCID) contains Clock Tower Place, with its buildings and facilities. The existing buildings and structures contain approximately 1.1 million square feet of gross floor area. This Section 9.6 has been adopted to promote the orderly development, occupation, and use of the Clock Tower and surrounding vacant land, and to integrate such development, occupation and use, with neighboring districts.

9.6.2 Limitations on Certain Uses. The total gross floor area of space devoted to the following uses shall not exceed the percentage of total gross floor area in the district, unless a special permit is granted by the Planning Board:

- | | | |
|---|--|-----|
| * | Multifamily, garden apartment, hotel, motel,
extended stay facility, or live/work dwelling unit | 50% |
| * | Retail business, general or personal service establishment | 15% |
| * | Restaurant | 10% |

9.6.3 Special Permit Required. Any use, allowed as of right or by special permit in Table A, which is proposed to be located in a building constructed in the HC/I District after the applicable date of this amendment shall require the issuance of a special permit by the Planning Board, except those exempt by statute. This provision shall apply in a new building replacing any existing building which has been razed.

9.6.4 Vehicle Trip Reduction. Any application for site plan review or a special permit within the HC/I District shall be accompanied by a vehicle trip reduction plan to promote traffic management for employees. Such plan shall include shuttle service to the nearby MBTA stations, bicycle racks and facilities, showers for employees, and other trip reduction measures that provide incentives to employees.

9.6.5 Parking. The following minimum parking requirements shall be substituted for those set forth in Section 6.1.5:

- | | | |
|---|---|---|
| * | Nonresidential parking | 2 spaces per 1000 sq. ft. gross flow area |
| * | Multifamily, garden apartment, hotel,
motel, extended stay, live/work
dwelling unit | 1 space per dwelling unit or room for
independent lease or occupancy |

Item 5. Amend the Zoning Map by adding the following parcel to the Health Care Industrial Zoning District:

Map 14, Lot 272

Item 6. Add the following new definitions to Section 11:

Brewery with ancillary food service: An establishment that brews beer for sale and distribution to the public, including ancillary tavern and restaurant facilities for service on the premises, subject to the provisions of G.L. 138.

Live/work dwelling unit: A structure or portion of a structure that combines a commercial, manufacturing, or artistic activity with a residential living space for the owner or occupant and that person's household.

OR WHAT IT WILL DO IN RELATION THERETO.